



Cascade County Location/Conformance Permit Application

Cascade County Public Works Department Planning Division
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 Fax: 406-454-6919

Permit No: _____
App. No.: 070-2019
Applied Date: 5-1-19

General Information

A Location/Conformance (L/C) permit is required: (1) for all changes of land use and commercial activities within Cascade County jurisdiction and (2) prior to the construction of all buildings and structures two-hundred (200) square feet or larger on all lands within Cascade County jurisdiction. L/C permits are not required for "site preparation," as defined in the Cascade County Zoning Regulations (CCZR). L/C permits are to be issued for one use and are required for each tract of land. Legally issued L/C permits shall expire one year after the date of approval if construction or the use permitted has not started. A one-time only twelve (12) month extension may be granted by the Zoning Administrator upon request. L/C permit applications require a non-refundable application fee of fifty dollars (\$50.00) unless non-site preparation work started prior to the issuance of an L/C Permit; post-work projects require a non-refundable application fee of two-hundred dollars (\$200.00).

Project Information

Project Address	8346 US Highway 89 Great Falls, MT 59405							
Estimated Project Value (\$)	\$9.0M							
Legal Description	Township	20N	Range	05E	Section	34	COS No.	N/A
	Subdivision	N/A						
	Parcel No.	0005348300			Geocode	02-3017-34-4-02-01-0000		
	Total parcel area	220.55			Unit:	<input checked="" type="checkbox"/> Acres <input type="checkbox"/> Square Feet		
Property Owner	Name	Madison Food Park, LLC						
	Address	c/o CHJW 114 3rd Street S. Great Falls, MT 59401						
	Phone Number	403-795-3131						
Applicant (Contractor, Engineer, etc.)	Name	Big Sky Cheese, LLC						
	Address	c/o CHJW 114 3rd Street S. Great Falls, MT 59401						
	Phone Number	403-795-3131						
Application Type	<input checked="" type="checkbox"/> Change of use <input type="checkbox"/> New build/alteration							
	Previous use:	Agricultural						
Use type	<input type="checkbox"/> Single-family Residential <input type="checkbox"/> Multi-family Residential <input type="checkbox"/> Public/NGO							
	<input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Sign							
Structures	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Registered Premise							
	<input type="checkbox"/> Garage/Shop/Barn <input type="checkbox"/> Home Occupation <input type="checkbox"/> Other:							
	Number of existing structures		0		Total existing structure area (sq. ft.)		0	
Structures	Number of proposed structures		2		Total proposed structure area (sq. ft.)		20,000	
	Total area of alteration (sq. ft.)		N/A					
Water/Waste	Type of sewage disposal	drainfield & spray irrig		Source of water supply		groundwater wells		

Project Description:

Madison Food Park, LLC (MFP) proposes to construct a value-added dairy/cheese processing facility on property totaling 3018 acres (220.55 acres of which is the "subject" parcel), currently operated as farmland and located between five and eight miles east/southeast of the City of Great Falls corporate limits. The dairy processing facility will principally process fresh milk supplied by local and regional dairy producers into a variety of cheese products.

Submission Checklist

Location/Conformance Permit applications shall be submitted to the Cascade County Planning Office for review. The following checklist must be completed and signed by the applicant before the application can be reviewed. Where applicable, all required permits/forms must be attached to the application.

- ☒ A site plan prepared at a scale not less than one inch equals one-hundred feet (1" = 100') containing, where applicable, the following minimum information:
 - ☒ Name and address of applicant. See Attached Exhibit 'A'
 - ☒ Legal description and boundary lines of property being considered for review. See Exhibit 'A'
 - ☒ Existing and proposed land use upon the site. See Exhibit 'A'
 - ☒ Names of owners and existing land use on adjacent property. See Exhibit 'C'
 - ☒ Location, size, dimensions and uses of existing and proposed buildings and improvements. See Exhibit 'B'
 - ☒ Location and description of existing and proposed utilities. See Exhibit 'B'; Location of Gas/Elec. Unknown
 - ☒ Location and dimensions of curb cuts and access points. See Exhibit 'A'
 - ☒ Location, size, dimensions and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements. See attached Exhibit 'B' showing preliminary parking lot.
 - ☒ Location and type of existing and proposed landscaping or buffering. To be determined during design.
 - ☒ Location, type and height of existing and proposed fencing and screening. To be determined during design.
 - ☒ Location, type and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery and equipment. To be determined during design.
- ☐ Floodplain permit (attached). This is required if the project is in a regulated floodplain. Not Applicable
- ☐ Approach permit (attached). This is required if the proposed approach is from a county or state road. Pending
- ☒ Addressing application (attached). This is required if the subject property needs a structure addressed.
- ☐ Septic permit (attached). This is required for projects installing a septic system, re-utilizing a pre-existing septic system, or increasing the capacity of a pre-existing septic system on the subject property. Pending
- ☐ General Permit for Storm Water Discharge Associated with Construction Activity (attached). This is required for projects that will disturb an acre or more of land. Pending

Attestation Statement and Signature

I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Signature of Applicant: Big Sky Cheese, LLC

Date: April 30/19

Signature of Property Owner: Madison Food Park, LLC

Date: April 30/19

Office Use Only

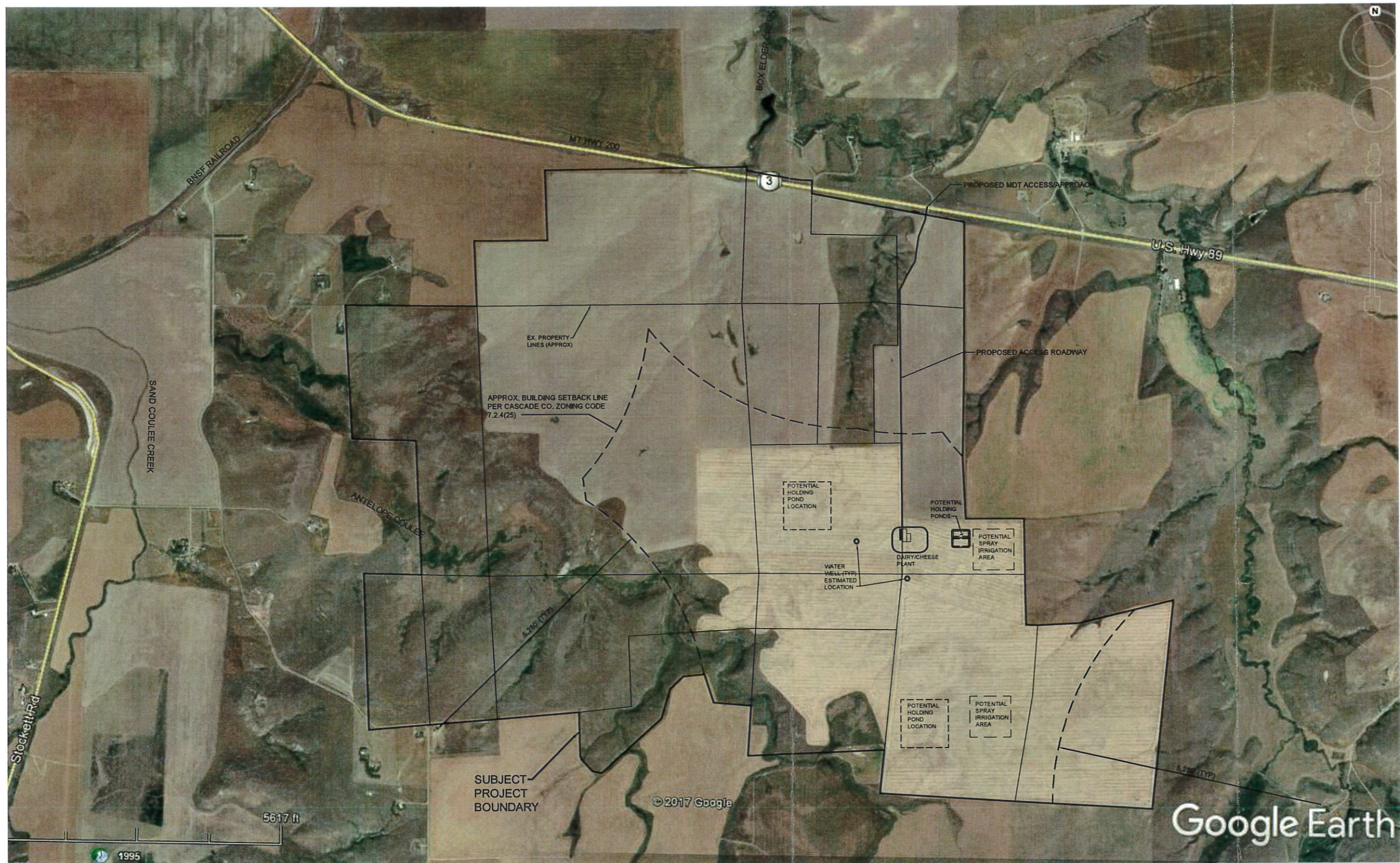
Fee(s): ☒ Pre-work (\$50.00) ☐ Post-work (\$200.00) ☐ Addressing (\$25.00)
 Payment Type: ☒ Check No.: 7016 ☐ Cash
 Date Application Received: 5-1-19 Application Number: 070-2019
 Date Application Approved: _____ Approved by (staff): _____
 Approved Permit Number: _____ Associated SUP Number: _____

Review Items

Zoning District: _____
 Restrictions/Covenants: ☐ Yes ☐ No Type: _____
 Physical/Legal Access: ☐ Yes ☐ No
 Setback Requirements (ft): Front: _____ Rear: _____ Side: _____
 Parking Requirements: Existing: _____ Required: _____ Proposed: _____
 Landscaping Requirements: Frontage Option: _____ Buffer Option: _____
 Administrative Relief Requested: ☐ Yes ☐ No
 Administrative Relief Granted: ☐ Yes ☐ No
 Height Requirements: ☐ Airport Zone: _____ ☐ Military Overlay District: _____
 Floodplain: ☐ Yes ☐ No
 Permit Attached: ☐ Yes ☐ No
 Variance Request: ☐ Yes ☐ No
 Variance Approval Attached: ☐ Yes ☐ No
 Approach Permit: ☐ Yes ☐ No
 Approach Permit Attached: ☐ Yes ☐ No
 City-County Health Department Approval: ☐ Yes ☐ No
 Permit Attached: ☐ Yes ☐ No
 Addressing Approval: ☐ Yes ☐ No
 Addressing Approval Attached: ☐ Yes ☐ No

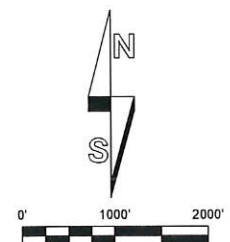
Data Collection

Permit Category	<input type="checkbox"/> Residential	<input type="checkbox"/> Public/NGO	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial
Permit Type	<input type="checkbox"/> Dwelling Unit(s)	<input type="checkbox"/> Administrative, Waste Management and Remediation Services	<input type="checkbox"/> Agriculture, Forestry, Hunting or Fishing	
	<input type="checkbox"/> Utilities			
	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Transportation and Warehousing	<input type="checkbox"/> Arts, Entertainment, Recreation	
	<input type="checkbox"/> Construction	<input type="checkbox"/> Mining, Quarrying, O & G		
	<input type="checkbox"/> Information	<input type="checkbox"/> Finance and Insurance	<input type="checkbox"/> Accommodation and Food Services	
	<input type="checkbox"/> Retail Trade	<input type="checkbox"/> Real Estate and Rental/Leasing		
	<input type="checkbox"/> Public Admin.	<input type="checkbox"/> Prof., Scientific, Tech. Services	<input type="checkbox"/> Educational Services	
	<input type="checkbox"/> Other Services	<input type="checkbox"/> Health Care and Social Assistance	<input type="checkbox"/> Wholesale Trade	



LEGAL DESCRIPTION OF PARCEL PROPOSED FOR DEVELOPMENT:
E 1/2 OF SECTION 34, T20N, R5E, PMM

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: INDUSTRIAL, COMMERCIAL, AND AGRICULTURAL



**BIG SKY CIVIL &
ENVIRONMENTAL, INC**

ENGINEERS - PLANNERS - DESIGNERS -
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS

1324 13th Ave. SW
P.O. BOX 3625
GREAT FALLS, MT 59403
(406)727-2185 OFFICE
(406)727-3656 FAX
www.bigskyce.com

PROFESSIONAL SEAL

BY: KJM
DATE: 4/30/19

OWNER:

MADISON FOOD
PARK, LLC
ADDRESS:
8346 US HWY 89
GREAT FALLS, MT
59405

PROJECT NAME:

BIG SKY
CHEESE, LLC

SHEET TITLE:

SITE
AERIAL
MAP
DAIRY/CHEESE
PLANT

DRAWING INFORMATION:

OFFICE PROJECT NUMBER: 17BN
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 17BN-LC EX A
ASSOCIATED PROJECTS: XXXX

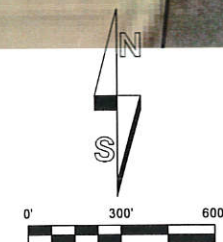
FIGURE:

EXHIBIT A



LEGAL DESCRIPTION OF PARCEL PROPOSED FOR DEVELOPMENT:
E 1/2 OF SECTION 34, T20N, R5E, PMM

EXISTING LAND USE: AGRICULTURAL
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BY: KJM
DATE: 4/30/19

OWNER:

MADISON FOOD
PARK, LLC
ADDRESS:
8346 US HWY 89
GREAT FALLS, MT
59405

PROJECT NAME:

BIG SKY
CHEESE, LLC

SHEET TITLE:

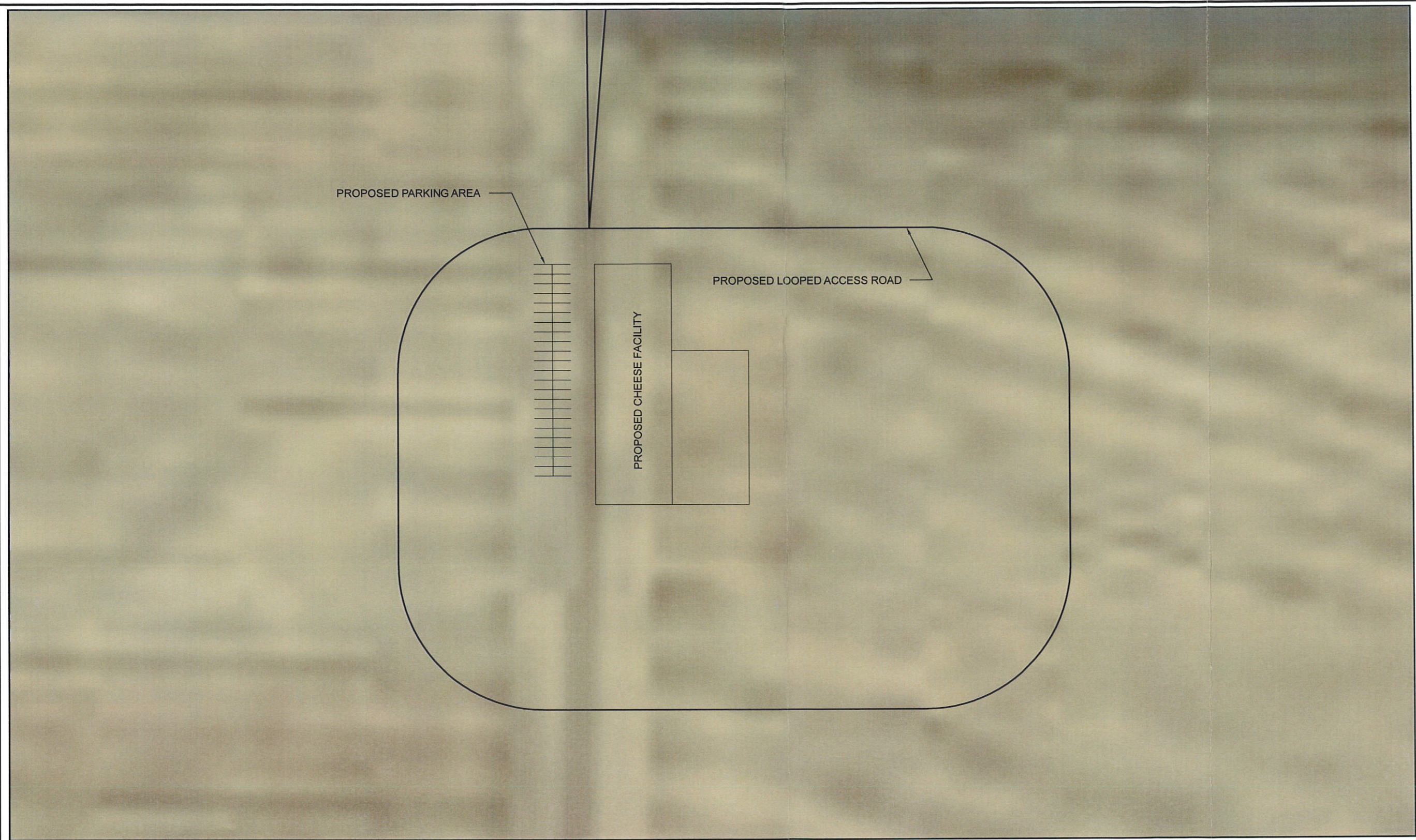
SITE
AERIAL
MAP
DAIRY/CHEESE
PLANT

DRAWING INFORMATION:

OFFICE PROJECT NUMBER: 17BN
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 17BN-LC EX B
ASSOCIATED PROJECTS: XXXX

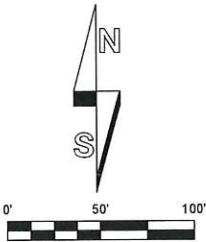
FIGURE:

EXHIBIT B



LEGAL DESCRIPTION OF PARCEL PROPOSED FOR DEVELOPMENT:
E 1/2 OF SECTION 34, T20N, R5E, PMM

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: INDUSTRIAL, COMMERCIAL, AND AGRICULTURAL



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PROFESSIONAL SEAL

BY: KJM
DATE: 4/30/19

OWNER:

MADISON FOOD
PARK, LLC
ADDRESS:
8346 US HWY 89
GREAT FALLS, MT
59405

PROJECT NAME:

BIG SKY
CHEESE, LLC

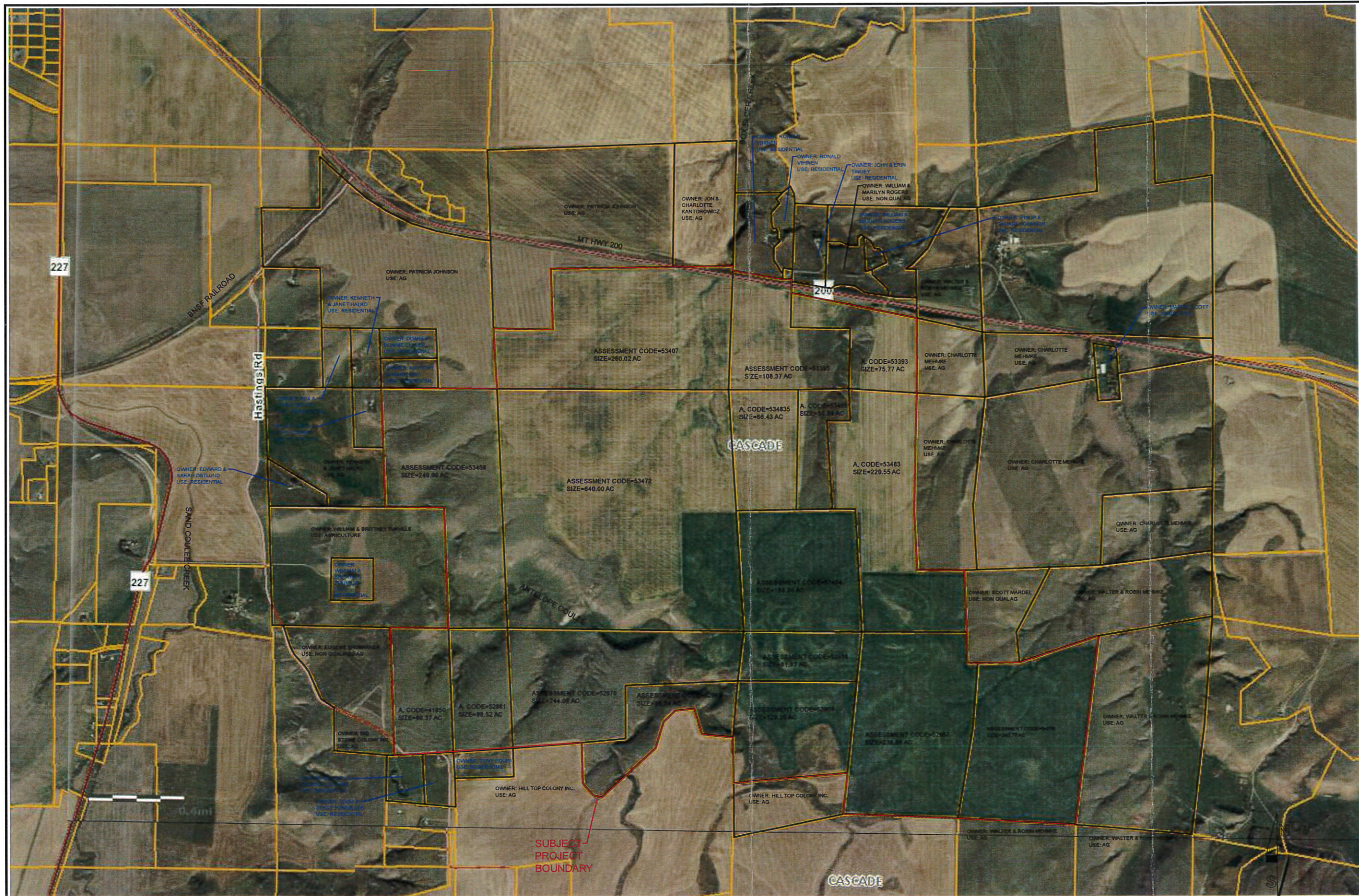
SHEET TITLE:

SITE
AERIAL
MAP
DAIRY/CHEESE
PLANT

DRAWING INFORMATION:
OFFICE PROJECT NUMBER: 17BN
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 17BN-LC EX B2
ASSOCIATED PROJECTS: XXXX

FIGURE:

EXHIBIT B.2



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PROFESSIONAL SEAL

BY: KJM
DATE: 4/30/19

OWNER:
MADISON FOOD
PARK, LLC
ADDRESS:
8346 US HWY 89
GREAT FALLS, MT
59405

PROJECT NAME:

BIG SKY
CHEESE, LLC

SHEET TITLE:

PROPERTY
OWNERSHIP & LAND
USE MAP
DAIRY/CHEESE
PLANT

DRAWING INFORMATION:
OFFICE PROJECT NUMBER: 17BN
OWNER FILE NUMBER: XXXX
CADD FILE NAME: 17BN-LC EX C
ASSOCIATED PROJECTS: XXXX

FIGURE:

EXHIBIT C

LEGAL DESCRIPTION OF PARCEL PROPOSED FOR DEVELOPMENT:
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